

Title XI.

**GENERAL COMMERCIAL (B-2) DISTRICT**

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**Section A: General Provisions.**

The following provisions shall apply to General Commercial (B-2) Districts:

1. All business, service, storage, merchandise, display, and, where permitted, repair and processing shall be conducted primarily within an enclosed building, and directly related to the business and except as otherwise permitted herein for specified uses such as off-street automobile parking and off-street loading.
2. Goods sold shall consist primarily of new merchandise and any goods produced on the premises shall be sold at retail on the premises unless otherwise permitted herein for specified uses.
3. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, water-carried waste or hazardous materials as defined by state and federal law.
4. In any commercial district where a commercial building is located on a lot which abuts property zoned for residential use, an opaque landscape screen, an opaque fence or screening having a maximum height of six (6) feet shall be provided along any side and/or rear lot line contiguous to the property zoned for residential use.
5. Sign requirements shall be in accordance with the provisions set forth in Title XVII in this Ordinance.
6. Parking spaces shall be in accordance with the provisions set forth in Title XVIII in this Ordinance.

(Ord. No. 95-20, § 6, 9-21-95)

**Section B: Use regulations.**

1. The following shall apply to the General Commercial (B-2) Districts:
  - a. The uses permitted in the B-1 Zoning District.
  - b. Occult shops established prior to the passage of this Ordinance.
  - c. Amusement establishments — bowling alleys, pool halls, dancing halls, gymnasiums, swimming pools and skating rinks and other similar uses.
  - d. Animal hospitals.
  - e. Automobile repair stations.
  - f. Automobile service centers.
  - g. Automobile service stations.
  - h. Antique shops.
  - i. Clubs and lodges, private, fraternal or religious.
  - j. Art and school supply stores.
  - k. Art galleries.

- l. Auto laundry — car washes, automatic or self-service — required stacking capacity of five (5) cars for each space of capacity contained within the facility.
- m. Bait and tackle shops.
- n. Bakeries.
- o. Banks, savings and loan associations, and other financial institutions.
- p. bicycle stores, sales, rental and repair.
- q. Blue printing and photocopying establishment.
- r. Book, used book and stationary stores.
- s. Building material sales, with accessory enclosed (fenced) storage.
- t. Camera and photographic supply stores.
- u. Carpet and rug stores.
- v. Catalog service stores.
- w. Catering establishments.
- x. China and glassware stores.
- y. Coin and philatelic stores.
- z. Custom dressmaking (bridal).
- aa. Department stores.
- bb. Drive-in restaurants.
- cc. Dry good stores.
- dd. Electrical and household appliance stores, including radio, television, video cassette recorder, washer and dryer sales.
- ee. Employment agencies.
- ff. Flower shops/gift shops.
- gg. Furniture stores, including upholstery when conducted as part of the retail operation.
- hh. Furrier shops, including the incidental storage and conditioning of furs.
  - ii. Garden supply and seed stores, excluding open lot sales.
- jj. Gift shops.
- kk. Hardware stores.
- ll. Health food stores (retail).
- mm. Hobby shops, for retailing of items to be assembled or used away from the premises.
- nn. Interior decorating shops, including upholstery and making of draperies, slip covers, and other similar articles when conducted as part of the retail operations.
- oo. Jewelry stores, including watch repair.



- pp. Leather goods and luggage stores.
- qq. Liquor stores, retail sales.
- rr. Locksmith shops.
- ss. Musical shops, including assorted instrument repair.
- tt. Newspaper offices, but not including printing.
- uu. Nursing homes.
- vv. Office supply stores.
- ww. Opticians and optometrists.
- xx. Paint and wallpaper stores.
- yy. Pawn shops established prior to the passage of this ordinance.
- zz. Pet shops, provided that animals shall not be boarded or bred in such shops.
- aaa. Photograph printing shops.
- bbb. Photograph studios, including developing and printing of photographs when conducted on the premises as part of the retail business.
- ccc. Picture framing, when conducted on the premises for retail trade.
- ddd. Reducing salons.
- eee. Resale shops, auction houses and flea markets.
- fff. Restaurant.
- ggg. Sewing machine sales and services.
- hhh. Snowmobiles, motorcycles, boats, sales and service.
- iii. Sporting goods store.
- jjj. Tailor shops.
- kkk. Tanning salons.
- lll. Taverns where entertainment is limited to bands, juke box or disc jockey.
- mmm. Tobacco shops, retail sales.
- nnn. Toy shops.
- ooo. Travel bureaus and transportation ticket offices.
- ppp. Undertaking establishments and funeral parlors/funeral homes.
- qqq. Used car lots established and licensed by the State of Indiana prior to the passage of this ordinance.
- rrr. Video rental sales/service stores.
- sss. Wearing apparel shops.
- ttt. Other business uses similar to the permitted uses listed above as determined by the plan commission.

## 2. The following uses may be allowed by special exception:

- a. Any special exception allowed in the B-1 Zoning District shall be allowed, except such as are permitted uses in the B-2 Zoning District.
- b. All uses permitted and allowed by special exceptions in B-1 Zoning District
- c. Occult shops after the passage of this ordinance.
- d. Amusement parks.
- e. Cemeteries.
- f. Community centers (governmental).
- g. Churches.
- h. Gymnasiums.
- i. Health centers.
- j. Job printing shops.
- k. Municipal facilities and public utilities.
- l. Parking lots for motor vehicles.
- m. Parks and playgrounds (public).
- n. Pawn shops after the passage of this ordinance.
- o. Personal storage buildings.
- p. Public museum.
- q. Public utility and public service uses, including: Electric substations, fire stations, police stations, telephone exchanges, microwave relay towers and telephone transmission equipment buildings, water filtration plants, pumping stations, and reservoirs.
- r. Radio and television stations.
- s. Recording studios, with adequate soundproofing.
- t. Recreational buildings and community centers.
- u. Schools.
- v. Used car lots after the passage of this ordinance.
- w. Schools, commercial or trade — including those teaching music, dance, business, commercial, or technical subjects when not thereby involving increased danger of fire and explosion, nor of noise, vibration, smoke, dust, odor, glare, heat, and other objectionable influences.
- x. Taxidermists.

(Ord. No. 95-20, §§ 7, 8, 9-21-95)

**Section C: Height regulations.**

The maximum height of any building or other structure shall be four (4) stories or not more than fifty (50) feet.



**Section D: Area, width and yard regulations.**

1. *Minimum lot area and width.* A lot area of not less than six thousand (6,000) square feet, and lot width of not less than fifty (50) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this zoning district. In the case of a developmental plan, the heights of buildings and other structures erected or enlarged in this zoning district and area, width, yard and building coverage requirements therefore shall be as specified on or in connection with the aforesaid development plan.

2. *Front yard.* There shall be a front yard between the building line and the highway right-of-way lines as follows:

- a. On existing four-lane federal or state highways, a distance of sixty (60) feet;
- b. On existing two-lane federal or state highways, a distance of seventy-five (75) feet;
- c. All town and county highways, a distance of fifty (50) feet;
- d. All other streets a distance of thirty (30) feet.

3. *Side yard.*

- a. On each corner lot, there shall be a side yard abutting the street, having a width of not less than fifteen (15) feet and another side yard having a width of not less than ten (10) feet, unless the building employs a common party wall with the building on the adjoining lot.
- b. On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twenty (20) feet, which shall be effectively screened from abutting lots by a strip of planting not less than twenty (20) feet in ultimate width, such planting consisting of not less than fifty (50) percent opaque fencing and/or evergreen material scattered throughout, and shall be in accordance with the provisions set forth in Title XIX in this Ordinance.
- c. Where abutting lots have buildings or other structures, employing a common party wall, no side yard is required.
- d. All interior lots shall have two (2) side yards, each having a width of not less than ten (10) feet, except where party walls are used.

4. *Rear yard.* There shall be a rear yard on each lot, the depth of which shall be not less than thirty (30) feet from the rear lot line.

5. *Building coverage.* No more than fifty (50) percent of any lot may be covered by buildings.

**Section E. Off-street parking.**

Off-street parking requirements for this district shall be in accordance with the provisions set forth in Title XVIII of this Ordinance.

**Section F. Special exception.**

Any building built prior to the passage of this Zoning Ordinance that fails to meet the yard requirements as stated in Title XI, Section D, shall be considered a legal and conforming building, provided that it was a legal and conforming building under the previous zoning ordinance.

(Ord. No. 95-20, § 9, 9-21-95)